

Brentwood Planning Board

Minutes –April 17, 2014

Members Present: Bruce Steven, Chairman Kevin Johnston
Rob Wofchuck Steve Hamilton
Mark Kennedy, Alternate Glenn Greenwood, Circuit Rider Planner

7:00 open

Minutes – Mail – Board Business

Stevens opened the meeting at 7 pm.

Motion made by Wofchuck, 2nd by Magnusson Hamilton to give Kennedy voting rights: all were in favor.

Continued Public Hearing: Site Plan Review: Bouchard & Callahan (Kelliher property) – tax map 209.004

Ken Berry of Berry Surveying and Engineering spoke on behalf of the applicants this evening. Also present were applicants Doug & Erin Bouchard and Paul Callahan. There were no abutters present.

Berry said that plans have been updated to show an entrance way to be 20 feet wide with pavement coming into the site, then a gravel parking lot strong enough to support an emergency vehicle. They have responded to both Greenwood and Cumming's comment letters from the previous meeting, and are waiting to hear from the town's fire prevention consultant. Cummings' April 16 letter states that his earlier design and drainage concerns have been taken care of. Berry said that the soil scientist will stamp the final plan, they will provide copies of the state permits when received, and the impact fee note will be added to the final plan. He said the cross section on the plan talks about bituminous concrete with the exception of the parking lot, and they will add that detail to the plan.

Motion made by Wofchuck, 2nd by Johnston to grant a conditional approval to July 17, contingent upon the following:

1. Add the standard NFPA note to the plans (Greenwood will assist with the wording)
2. Satisfy any outstanding comments of Greenwood and Cummings letters
3. Approval from the fire consultant (SFC Engineering)
4. Receipt of the erosion and landscaping bond, amount approved by the town engineer
5. Add the impact fee amount to the plan
6. Receipt of all state permits
7. Receipt of \$2,000 for escrow for inspections, etc
8. Add note to the plan that an annual stormwater management report will be given to the town at the end of each calendar year.

The motion carried by unanimous vote.

Berry and Greenwood will determine which pages are to be recorded. Berry and the applicants thanked the Board for their time this evening.

New Public Hearing: Consideration of a Request for Revocation of a Previously approved site plan: Mark Lopez and Larry Kelly (a.k.a. Gates Business Park) tax map 209.017.

Paperwork is in order and abutters legally notified from the list provided by the applicant.

Property owner Larry Kelly was present, along with Nathaniel Jones, the potential buyer of lot 209.017. There were several abutters present for this hearing. Kelly said that he is selling the property and the buyers do not want to develop the site. The town currently holds a construction bond in the amount of \$178,828.00, and Kelly

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is requesting to rescind the previously approved site plan, to allow the release of the bond. He said town engineer Steve Cummings has inspected the site (letter on file) and Cummings letter states that the site is stable, with no signs of erosion. In his letter he states that the silt fence can be removed, the drainage outlet needs to be covered, and the construction materials removed. Kelly said he is currently cleaning up the site and taking care of the items Cummings mentioned. Greenwood said an affidavit of the revocation will be recorded at the registry. Jones said he is buying the lot to prevent it from being developed, as he lives directly behind the site with his family. There were no questions from the abutters.

Motion made by Wofchuck, 2nd by Johnston, to revoke the previously approved site plan (D 34528) and release the bond, contingent upon receipt of a letter from the town engineer that his concerns have been satisfied, and his recommendation to release the funds: all were in favor. Kelly and Jones thanked the Board for their time this evening.

Board Business

Planning Consultant Bruce Mayberry spoke with the Board this evening to review his draft of the 2014 Impact Fee update proposal (on file). The original school impact fee schedule was done in 2001 by volunteers, and Mayberry did a schedule for Police, Municipal Office, Recreation and Library, that the PB voted on in 2003. In 2007 he updated the schedule, and added Fire. The draft being reviewed tonight is an update for all of the above mentioned departments. Mayberry explained that he still needs to get the capacity of Swasey School, and needs to finalize a couple items. This can be accomplished within 60 days, and he will send an updated draft for review, and can come back to meet with the board to answer any more questions, if the board would like. Members thanked Mayberry for his work and for coming this evening.

Motion made by Johnston, 2nd by Kennedy to approve the minutes of April 3: the motion carried with Stevens and Hamilton abstaining as they were not present.

St. Hilaire said that Laurie Loosigian stopped by the office, concerned about the March 6th minutes, the portion that relates to her parcel (tax map 220.026). Those minutes state that one of her abutters, Ward Byrne, said at that meeting that during the weddings there were cars parked along Rowell Road. Loosigian told St. Hilaire that she did not think he said that, and that there were never cars parked along the road. She asked St. Hilaire if the minutes could be changed to remove the section that says there was parking along the road. Greenwood and members who were present that evening remember Byrne making that statement, and agreed that the March 6 minutes will remain as approved.

Motion made by Wofchuck, 2nd by Stevens to adjourn at 9:15 pm: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Brentwood Planning Board